

MINUTES
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
SEPTEMBER 13, 2018 at 5:30 P.M.
AUDITORIUM

1. Roll Call

Board Members

Robert Donaldson
Amy Haney, Vice Chairman
David Maniet
David Robar, Chairman
John Waddell

Others

Alex Harnocz, Planner, Board Secretary
Bryce Sylvester, Director of Planning and Development
Michael Molinski, City Architect

2. Approve the minutes of the August 9, 2018 Meeting

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the minutes of the August 9, 2018 Meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

Mr. Harnocz read the Opening Remarks into record.

OLD BUSINESS

SIGN REVIEW

4. Docket No. 07-87-18

**15700 Detroit Drive
Lakewood United Methodist Church**

- () Approve
() Deny
() Defer

Dan Beeman
Wagner Electric Sign Co.
7135 W. Ridge Road
Lakewood, Ohio 44107

Applicant proposes a new digital ground sign. This item was deferred from the July and August meetings. (Page 5)

Mr. Harnocz stated the applicant requested a deferral until the October meeting as work continued for the revisions.

A motion was made by Mr. Robar, seconded by Ms. Haney to **DEFER** the item until the October 11, 2018 meeting. All of the members voting yea, the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

5. Docket No. 09-95-18

**C 14519 Detroit Avenue
One Lakewood Place**

- () Approve
() Deny
() Defer

George Papandreas, Exec. V. P.
Carnegie Management and Development Corp.
27500 Detroit Road, Suite 300
Westlake, Ohio 44145

Applicant proposes a mixed-use development consisting of approximately 180,000 square feet of commercial space, 200 multifamily units, .5 acres of public space and a structured parking solution providing at least 710 parking spaces. (Page 12)

Mr. Sylvester presented an introduction to the project and stated the meeting was the start of the community planning process. Mr. Harnocz explained the Planned Development process for re-zoning, development objectives, and its purpose. Mr. Molinski outlined the aesthetic concerns of the design.

George Papandreas, Exec. V. P., Carnegie Management and Development Corp., Ron Lloyd, RDL Architects, and Meg Kavouras, RDL Architects were present to explain various components of the planned development.

There was discussion among the board members and applicants regarding the historic nature of the site, the plaza and green spaces, scale of the plaza and its integration with the street/pedestrians/community; its need to be utilized year-long, the retail needs to be closer to the street, there is a big box feel to the retail/office building on the Marlowe Avenue side. There was discussion about the Curtis Block building and grade changes. Mr. Sylvester ensured everyone that all community/LakewoodAlive/board/commission discussions and minutes would be provided to the members. The parking garage, traffic circulation, residential units, and retail/office spaces were discussed.

Public comment was taken. Administrative staff and the applicant team addressed the following issues:

- The height of the buildings.
 - The plan set block massing of the renderings made the buildings appear large, additional context was required (such as setbacks, materials.).
- Traffic issues.
 - A Traffic Impact Analysis was required for submission to the Planning Commission.
- Concern about the transition along the residential south side; is it for service access or a street?
The ground level of the access street is lower than the existing homes; however, the issue would be addressed.
- What about sound issues emitting from the parking garage and residents?
 - There is no sound now as the hospital and emergency room are gone. The anticipation is that there will not be much noise once the project is finished as is exhibited from other sites located around the community. A solid wall could be used as a barrier.
- Were the setbacks from the street or sidewalk?
 - The setbacks were unknown at this time and will be included in the Urban Design Analysis of the Neighborhood.

There were no further comments from the public or members. Administrative staff would continue to work with the community, developer and board/commission members.

A motion was made by Mr. Robar, seconded by Ms. Haney to **DEFER** the item until the October 11, 2018 meeting. All of the members voting yea, the motion passed.

Mr. Robar announced he had to leave the meeting at this time and turned the meeting over to Ms. Haney. No further action was required from the members.

6.	Docket No. 09-96-18	R	1280 Bunts Road
	() Approve		Yim Wah Kwok
	() Deny		1280 Bunts Road
	() Defer		Lakewood, Ohio 44107

Applicant proposes approval for the enclosed side porch with vinyl siding. (Page 24)

Mr. Harnocz stated the applicant requested a deferral until the meeting in October.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **DEFER** the item until the October 11, 2018 meeting. All of the members voting yea, the motion passed.

7.	Docket No. 09-97-18	R	18187 Clifton Road
	() Approve		Linda McCafferty

18187 Clifton Road
Lakewood, Ohio 44107

Linda McCafferty, applicant was present to explain the request.

Public comment was closed. Administrative staff said the design matched the house; the proposed garage plan would be heard by the Board of Zoning Appeals (“BZA”) on September 20th.

- The front window is widened to match the side window.

All of the members voting yea, the motion passed.

Andrew Erker
ACE Design, LLC
1361 Gladys Avenue
Lakewood, Ohio 44107

Andrew Erker, ACE Design, LLC, applicant and Darren Mancuso, Relief Properties were present to explain the request.

- The windows are bronzed anodized.
- The front door is stained to match the awning brackets.
- The foundation is brown brick and brick pier veneers at the front porch.
- The front porch is wood and painted white to match the siding.

Tom Ferry
TFerry Custom Homes. LLC
403 Saint Andrews Lane
Broadview Heights, Ohio 44147

All of the members voting yea, the motion passed.

SIGN REVIEW

12. **Docket No. 09-102-18**

1458 West 117th Street
Roberts & Wendt Animal Hospital

- ☐ Approve
- ☐ Deny
- ☐ Defer

Mark Bailin
Diamond Signs & Graphics
4516 Renaissance Parkway
Cleveland, Ohio 44128

Applicant proposes the installation of a new posts and sign panel. (Page 89)

Mr. Harnocz stated the applicant requested a deferral until the meeting in October.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **DEFER** the item until the October 11, 2018 meeting. All of the members voting yea, the motion passed.

13. **Docket No. 09-103-18**

1538 West 117th Street
F Gas & Mart

- ☐ Approve
- ☐ Deny
- ☐ Defer

Aldo Dure
BNext Signs and Awnings
5109 Clark Avenue
Cleveland, Ohio 44102

Applicant proposes re-facing of an existing double-sided pole sign and pump signs. (Page 93)

Paramajit Singh, property owner was present to explain the request.

Discussion among the members, applicant and administrative staff ensued about the color of the poles and the number signs correlating with the pumps.

Public comment was closed. Administrative staff had no additional comments

A motion was made by Ms. Haney, seconded by Mr. Maniet to **APPROVE** the request with the following condition:

- The poles receive a fresh coat of paint in a dark grey color.

All of the members voting yea, the motion passed.

14. **Docket No. 09-104-18**

17112 Detroit Avenue
Cleveland Vegan

- ☐ Approve
- ☐ Deny
- ☐ Defer

James Vacey
Signature Sign Co.
1776 East 43rd Street
Cleveland, Ohio 44103

Applicant proposes signage for new tenant space adjacent to an existing business. (Page 98)

Justin Gorski, business owner was present to explain the request.

The members, administrative staff and applicant discussed the proposed window dining bar facing the street, signage along the lower portion of the window, the graphics and text in the sign board reducing the text, materials. Board suggested that "Bakery & Café" would likely be acceptable at approximately 70% height of the "Cleveland Vegan" copy in the main sign band.

Public comment was taken. Administrative staff looked forward to receiving the revised renderings.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **DEFER** the item until the October 11, 2018 meeting. All of the members voting yea, the motion passed.

15. **Docket No. 09-105-18**

**13368 Madison Avenue
Rising Star Coffee**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Dan Hildebrandt
Rising Star Coffee
1455 West 29th Street
Cleveland, Ohio 44113

Applicant proposes new signage for an existing business. (Page 104)

Dan Hildebrandt, Rising Star Coffee, applicant was present to explain the request.

Discussion among the members, administrative staff and applicant ensued about the graphics in the window and the proposed painted signage in the sign board. It was suggested to remove the words "Rising Star" in the windows and retain the logo.

Public comment was closed. Administrative staff said it was a good solution to the vinyl signage issue and supported the sign board.

A motion was made by Ms. Haney, seconded by Mr. Maniet to **APPROVE** the request for the sign band on the left storefront (west side) of the building with the following condition:

- Remove the words "Rising Star" from the two store front windows and retain the star logo.
- All of the members voting yea, the motion passed.

16. **Docket No. 09-106-18**

**18115 Detroit Avenue
Lakewood Art Studio**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Brenda Ellner
18101 Detroit LLC
14908 Shaker Boulevard
Lakewood, Ohio 44107

Applicant proposes signage for a new business. (Page 107)

Chris Young, representative was present to explain the request. A proof of the revised proposal had not been received.

Administrative staff said there were of issues that needed to be addressed prior to a decision by the members. The members said to move the business name to the east storefront window and place the business services wording along the bottom of the three separate storefronts

Public comment was closed. Administrative staff had no further comments.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **DEFER** the item until the October 11, 2018 meeting. All of the members voting yea, the motion passed.

The members and staff took a quick break.

Items 17, 18 and 19 were called together.

BOARD OF BUILDING STANDARDS

17. **Docket No. 09-107-18-B**

**C 14115 Detroit Avenue
Raising Cane's Chicken Fingers**

- ☐ Approve

Drew Gatliff, RCO Limited

- ☐ Deny
- ☐ Defer

RCO Limited
1062 Ridge Street
Columbus, Ohio 43215

Applicant proposes signage that exceeds the maximum permitted square footage, pursuant to section 1329.09(c)(1) - maximum area and number permitted. (Page 108)

ARCHITECTURAL BOARD OF REVIEW

18. Docket No. 09-107-18-A

C

14115 Detroit Avenue
Raising Cane's Chicken Fingers

- ☐ Approve
- ☐ Deny
- ☐ Defer

Drew Gatliff
RCO Limited
1062 Ridge Street
Columbus, Ohio 43215

Applicant proposes the construction of a new restaurant with drive-through window, outdoor dining and parking plan. (Page 108)

SIGN REVIEW

19. Docket No. 09-107-18-S

14115 Detroit Avenue
Raising Cane's Chicken Fingers

- ☐ Approve
- ☐ Deny
- ☐ Defer

Drew Gatliff
RCO Limited
1062 Ridge Street
Columbus, Ohio 43215

Applicant proposes signage for a new restaurant. (Page 108)

Mr. Harnocz presented an introduction to the project. The Planning Commission deferred the applicant at its September 6, 2018 meeting until the hearing on October 4, 2018.

Drew Gatliff, RCO Limited, applicant and Jake Crocker, RCO Limited were present to explain the requests.

The members, applicant and administrative staff discussed details of the canopies, placement of the mural, EIFS on the towers, simplification of materials. Administrative staff said the city did not approve the use of EIFS on its buildings. The members asked if the drive-through could be moved, eliminate a few parking spots; this could increase the car stacking capacity. They talked about landscaping, the front patio, signage, and seating.

Public comment was closed. Administrative staff said the Traffic Impact Study was anticipated for the October 4, 2018 Planning Commission meeting. For the next meeting on October 11, 2018, the members would focus on the design of the building and hold discussion of the site until November.

A motion was made by Ms. Haney, seconded by Mr. Maniet to **DEFER** Docket No. 09-107-18-B, Docket No. 09-107-18-A and Docket No. 09-107-18-S until the October 11, 2018 meeting. All of the members voting yea, the motion passed.

ADD-ON:

COMMUNICATION

20. Docket No. 09-108-18

12650 Detroit Avenue
Detroit Avenue/Sloane Avenue Intersection Public Art

- ☐ Approve
- ☐ Deny

Alex Harnocz, Planning and Development
City of Lakewood

() Defer

12650 Detroit Avenue
Lakewood, Ohio 44107

At the September meeting, there will be a presentation by Bryan Evans and Stephen Manka, designers, regarding public art at the intersection of Detroit Avenue and Sloane Avenue. (Page 131)

Mr. Sylvester provided a brief introduction and stated the city received a grant from the county for the reconfiguration of the intersection.

Bryan Evans was present to explain the project.

Members, administrative staff, and applicant discussed colors, the number of sculpted grass blades, lighting, differ the height of the blades, material and shape of the bollards, planters. The members said it was a great and fun design. Administrative staff said the expectation was for the project to commence in the next couple of months and completed in the fall.

A motion was made by Ms. Haney, seconded by Mr. Maniet to **RECEIVE AND FILE** the communication. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **ADJOURN** at 9:41 p.m. All of the members voting yea, the motion passed.

Daid. Ruber.

Signature

10.11.18

Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. RON LLOYD

[Signature]

2. Margaret Kavonius

[Signature]

3. Paragant Smyl

[Signature]

4. JUSTIN KAPEN

[Signature]

5. Byrle Sylvester

[Signature]

6. Ben Hockenhill

[Signature]

7. Jesse Sheddler

[Signature]

8. Mamm M. J. [Signature]

[Signature]

9. ADDY GAKER

[Signature]

10. Jan Adams

[Signature]

11. Jan Ferry

[Signature]

Barb [Signature]

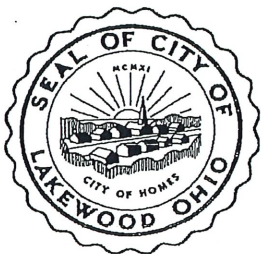
[Signature]

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, September 13, 2018



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Justin Gorski

2. I - Adams

3. BRIAN EVANS

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

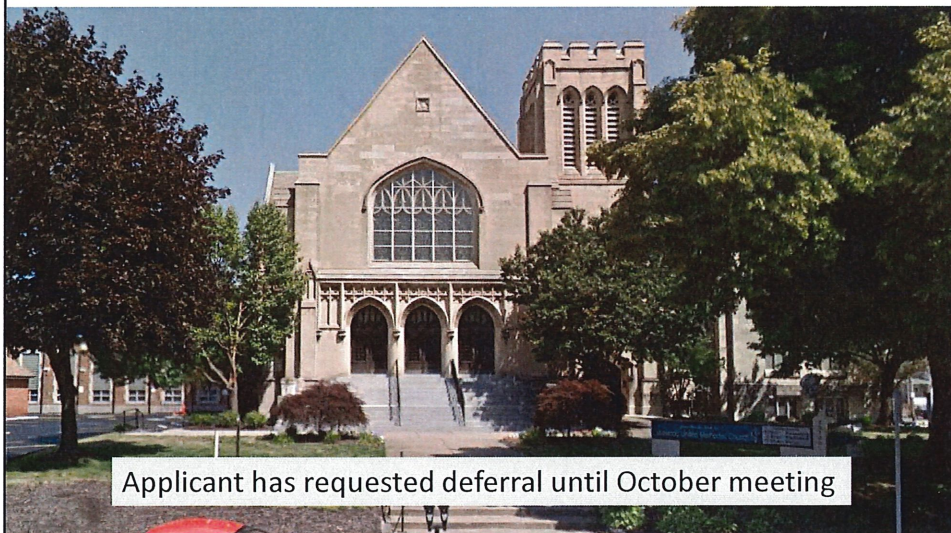
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Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, September 13, 2018



Architectural Board of Review
September 13, 2018



Applicant has requested deferral until October meeting



15700 Detroit Avenue
Lakewood United Methodist Church



I. Introduction of the project	
II. Planned Development zoning explanation	
III. Carnegie & RDL present updated plans	
IV. Focus moving forward	
V. ABR questions & feedback	
VI. Public comment & questions	
VII. Discussion on comments & questions	
VIII. Wrap Up	

14519 Detroit Avenue
One Lakewood Place
Planned Development Rezoning

Start of the community planning process

- This is the beginning of a long process
- Examples of meetings in the coming months:
 - Planning Commission and Architectural Board of Review meetings
 - Meetings with neighbors on Marlowe and Belle
 - Broader community meetings
 - Meetings with organizations like LakewoodAlive & Downtown Lakewood Business Alliance

14519 Detroit Avenue
One Lakewood Place
Planned Development Rezoning

Discussion tonight

- The role of Architectural Board of Review is to review and provide input on topics related to design and architecture.
- The conversation tonight will be focused on things like the design of the site, layout of the buildings, building massing, and site circulation.
- No renderings at this point to allow for input to inform the design decisions.
- Focus on the Development Objectives

14519 Detroit Avenue
One Lakewood Place
Planned Development Rezoning



Development Communication

- City Website Updates
www.OneLakewood.com/DowntownDevelopment
- Sign up for the email list

14519 Detroit Avenue
One Lakewood Place
Planned Development Rezoning

Planned Development Process:

- 1) Introduction to City Council – (7/16/2018)
- 2) Planning Commission Preliminary Approval – (Deferred 9/6/2018)
- 3) Architectural Board of Review Preliminary Approval
- 4) Planning Commission Final Approval
- 5) Architectural Board of Review Final Approval
- 6) City Council Votes on Rezoning

1156.01 PURPOSE.

- Promote development that is
 - **Innovative;**
 - **Integrated with surrounding uses; and**
 - **Shows sensitivity to cultural, environmental, and economic considerations**
- Development which is consistent with the **Community Vision** including:
 - **More compact development**
 - **Pedestrian-friendly site design**
 - **Urban street character**
 - **Energy-efficient design**
 - **Industry best practices**

Development Objectives

- A mixed-use development that meets community employment, shopping, and service needs, including opportunities for existing Lakewood businesses to grow.
- **Creatively integrate visionary architecture sympathetic to surrounding character and quality of Lakewood's building stock**, including design elements of the original Hospital building.
- **Relate to and activate the streetscape** to generate street level activity and provide for a **safe and inviting pedestrian experience**.
- Be a catalytic economic development project for Lakewood.
- Incorporate a multi-functional outdoor community gathering space.
- Position the development to respond to shifting market conditions.
- **Sensitivity to the directly adjacent single-family neighborhood.**
- Support environmentally sustainable development practices, including innovative storm water management techniques and energy efficient building practices that go beyond code requirements.
- Promote creative partnership structures to achieve a catalyst development project that builds upon the real estate development momentum in Downtown Lakewood.
- Attract diverse businesses that provide residents with a wide range of options and services.
- Provide a variety of housing types that **compliment available community housing options.**
- Business terms that deliver tangible returns on public investments, including job creation, tax revenue, and property values.
- **Recognize and restate the historical significance of the site for our community in built form.**

ABR Review for Planned Development:

- a.) Building & Site Design
- b.) Building Materials
- c.) Vehicular Circulation and Access
- d.) Pedestrian Access & Circulation
- e.) Parking
- f.) Landscaping & Screening
- g.) Streetscape Improvements
- h.) Service Area & Mechanical Screening
- i.) Signage
- j.) Lighting
- k.) Fences
- l.) Urban Open Space
- m.) Amenities

Focus Areas for Preliminary Approval:

- Conceptual Site Plan
- Building Massing
- Range of Heights
- Site Circulation
- Preliminary Building Design
- Preliminary setbacks, landscaped areas

An aerial photograph of a city grid, likely New York City, showing a dense pattern of streets and buildings. The image is in black and white with a halftone dot pattern. Overlaid on the left side of the image is a list of design considerations.

Focus moving forward

Proposed Uses

Complimenting our city

Scale & Space

Integration with Neighborhood

Surfaces

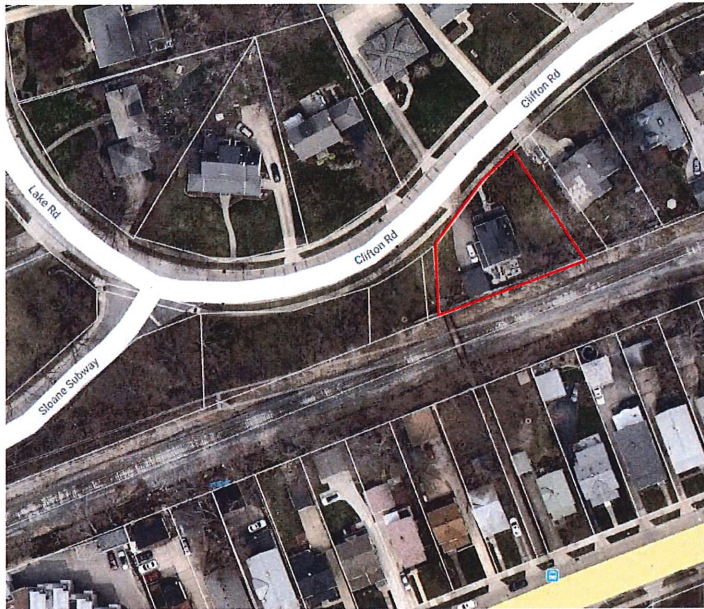
Rhythm and Texture

Public Space

Function and Feel

Carnegie Presentation





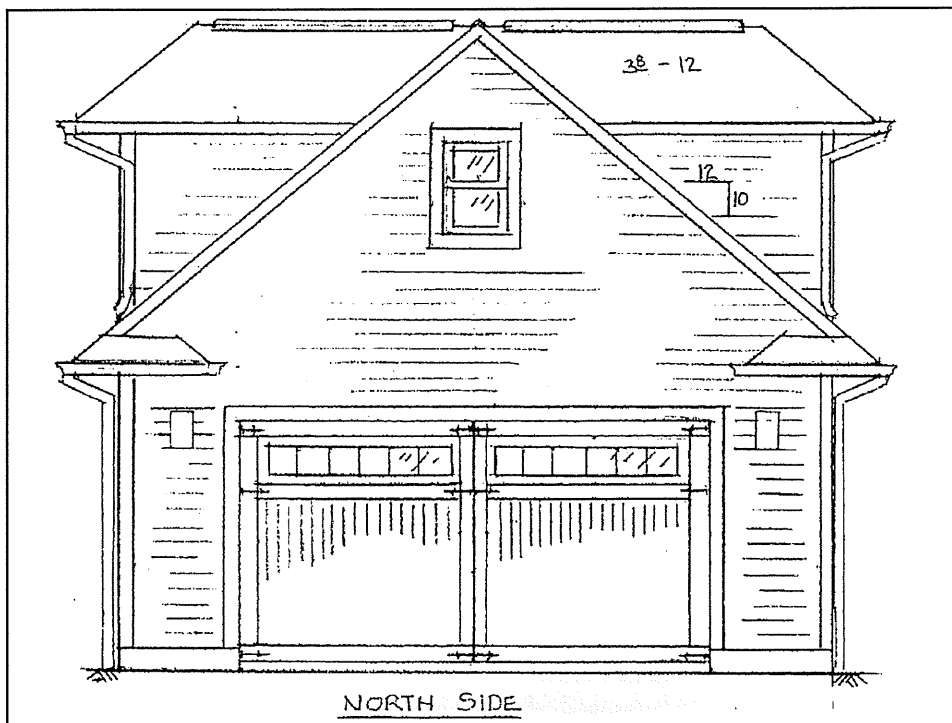
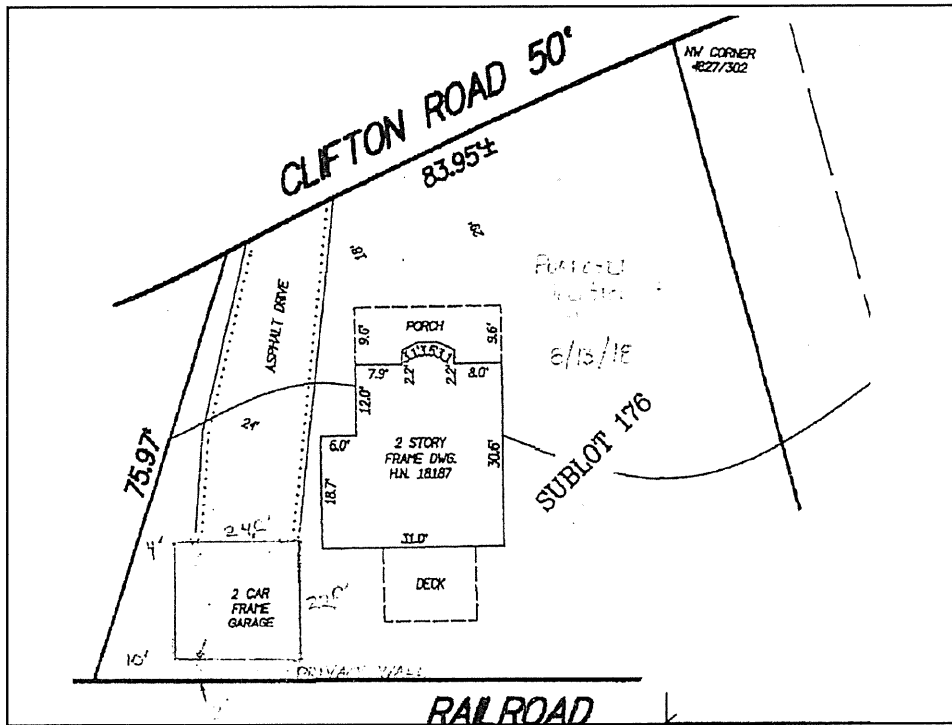
18187 Clifton Road



18187 Clifton Road

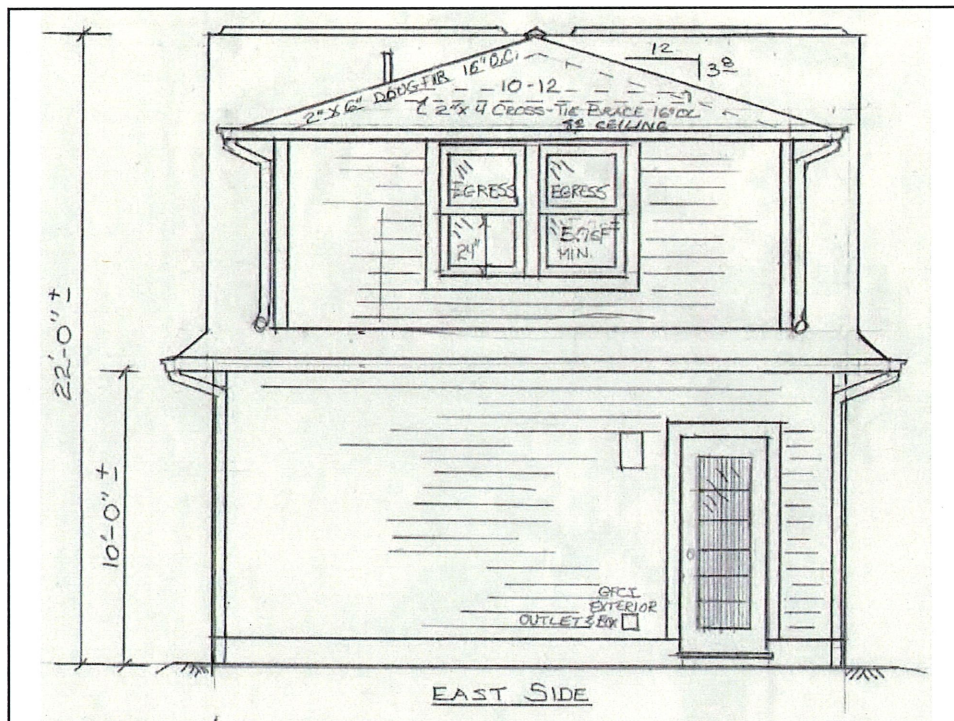


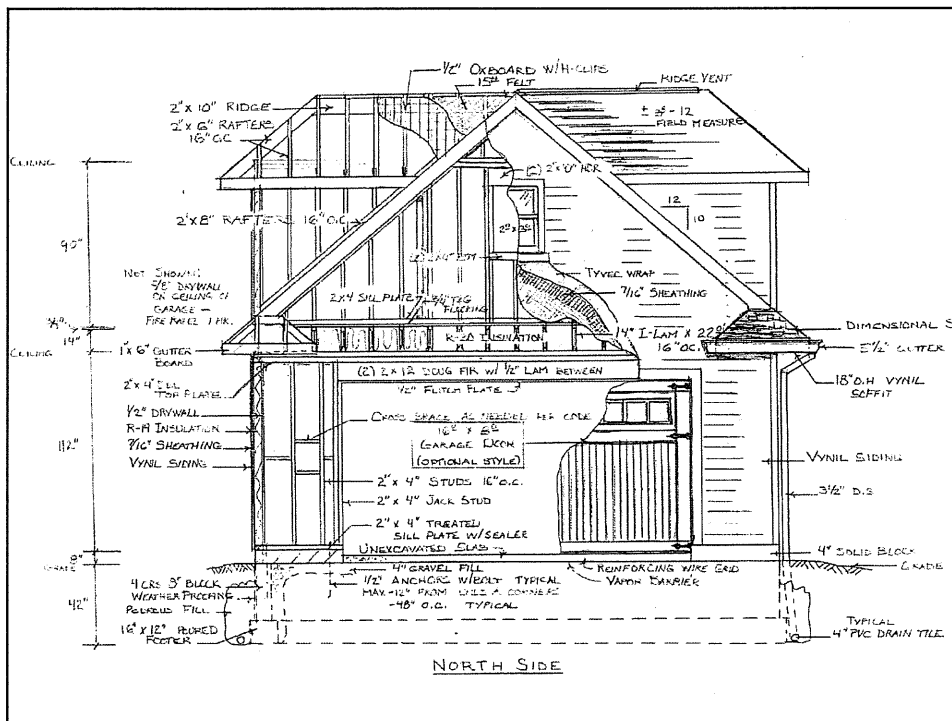
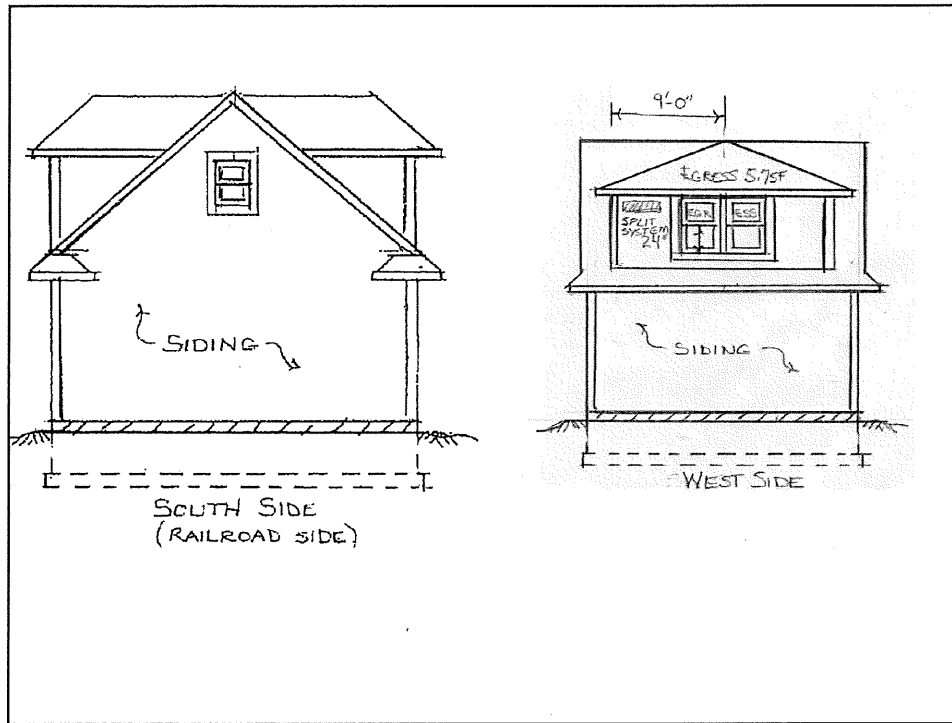


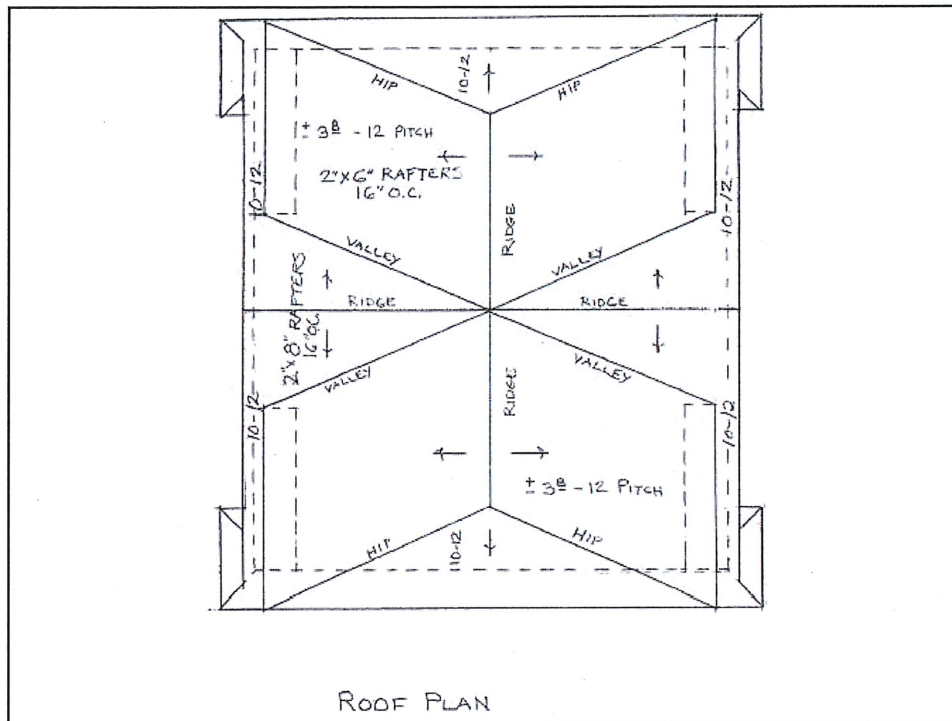




Proposed Garage Door Style

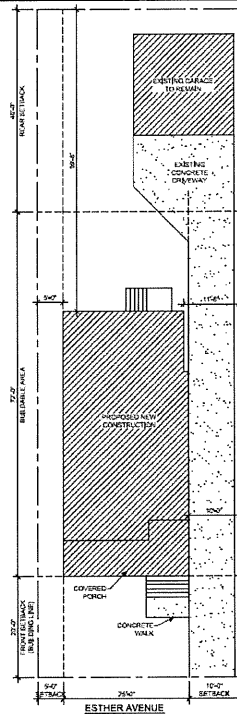








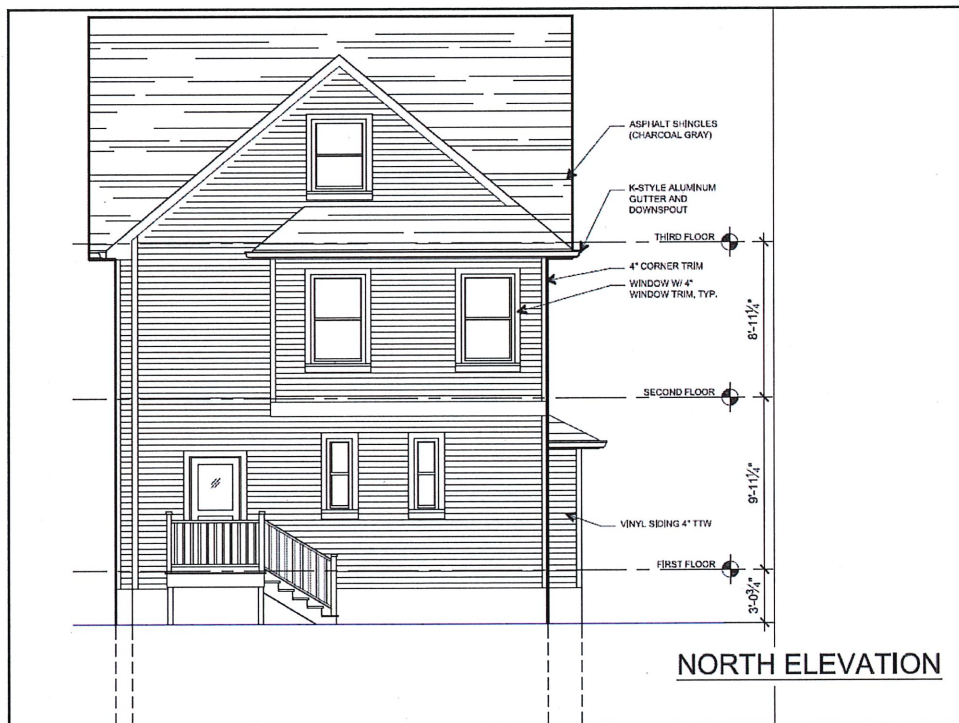
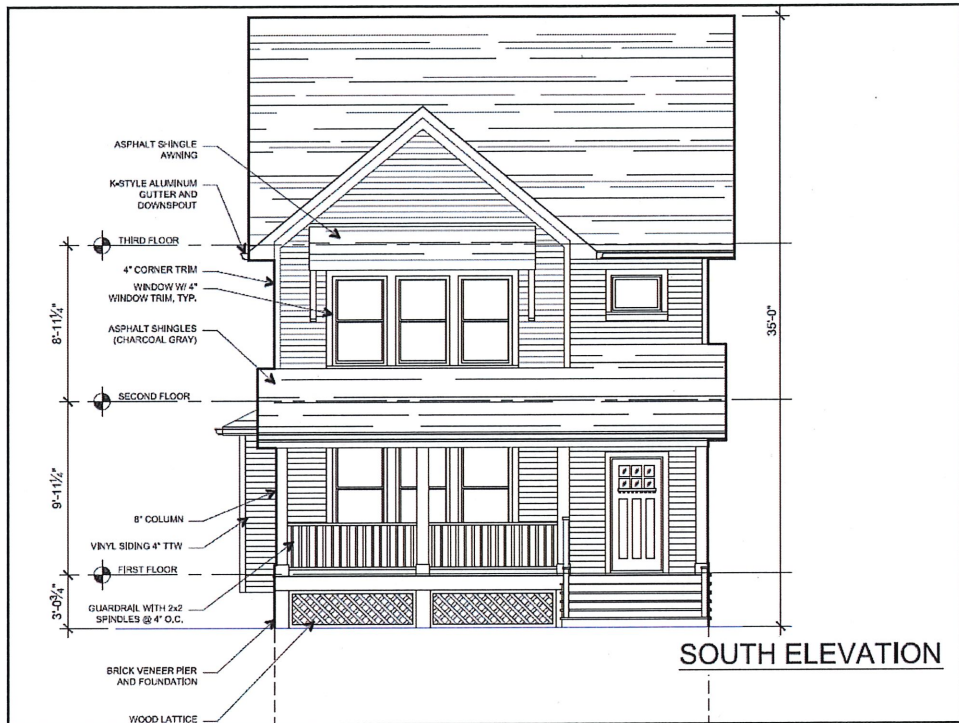
14920 Esther Avenue

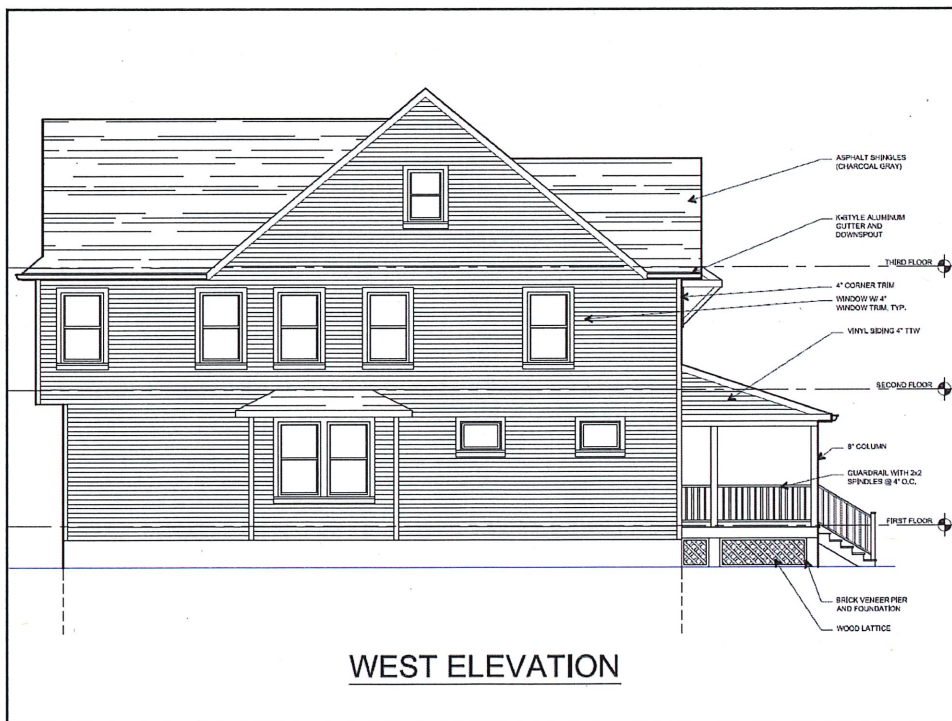
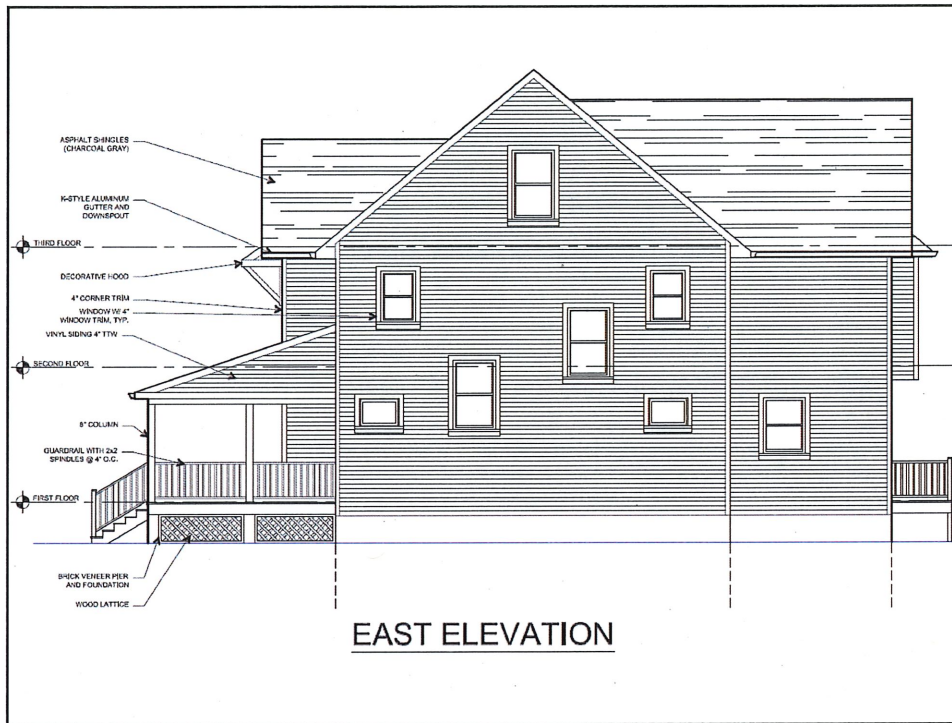


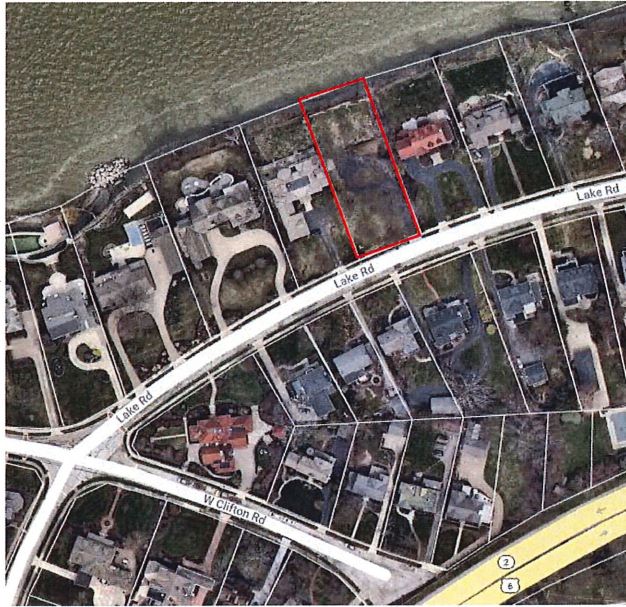
GENERAL INFORMATION
REQUIRED FRONT SETBACK: 30'-0" (BUILDING LINE MARK)
REQUIRED SIDE SETBACK: 15'-0" TOTAL, 5'-0" MIN
REQUIRED REAR SETBACK: 45'-0"

ACTUAL FRONT SETBACK: 25'-0"
ACTUAL SIDE SETBACK: 15'-0" TOTAL, 5'-0" MIN
REAR SETBACK: 55'-0"

ACTUAL LOT SIZE: 5560 SQ. FT.
ALLOWABLE LOT COVERAGE: 1320 SQ. FT. (24%)
ACTUAL LOT COVERAGE: 1318 SQ. FT.







17838 Lake Ave



17838 Lake Ave

Description of request: We are seeking approval of the plan and finishes for the construction of a new home at the above address. Home will be approximately 3800 sq ft.

It will be a traditional design to blend well with the various styles of homes within the neighborhood.

The exterior finishes will consist of:

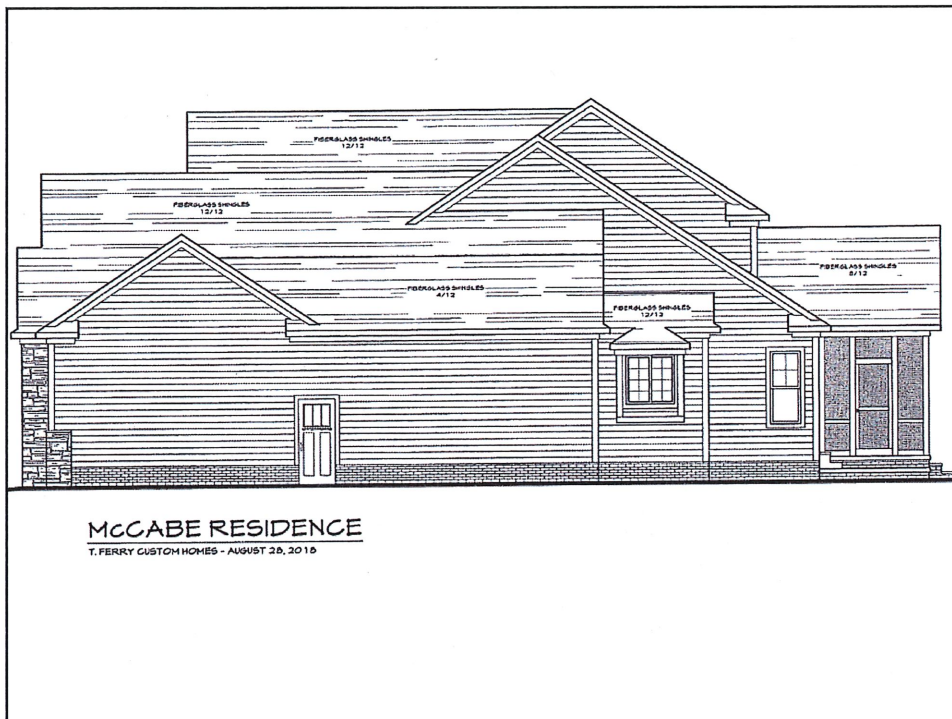
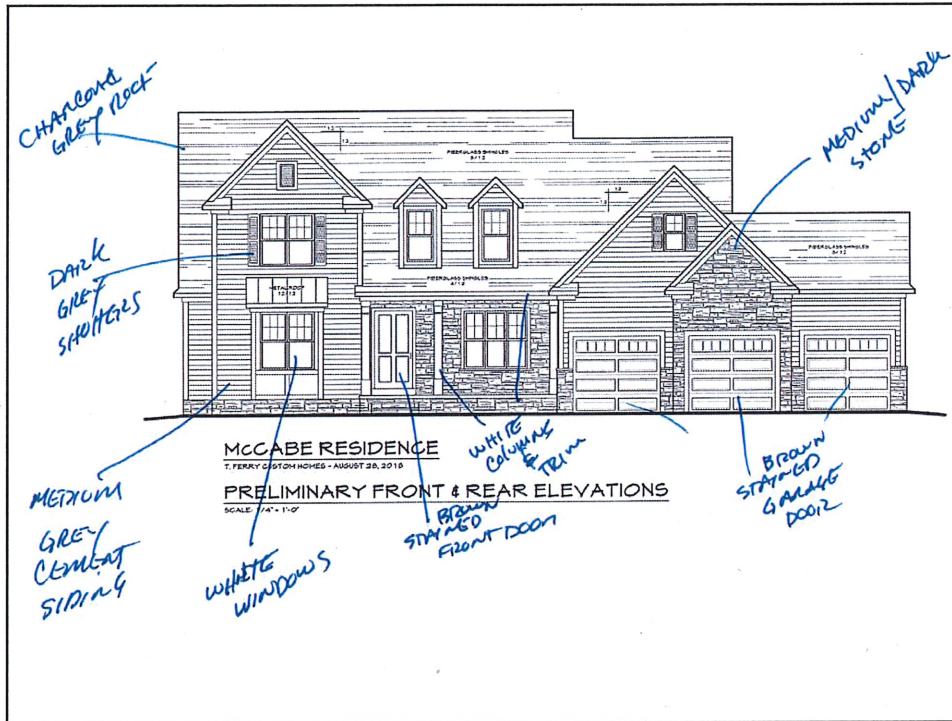
1. Lap and shake style cement siding
2. White windows
3. Grey asphalt roof
4. Grey stone accents
5. Wood grain front door
6. Traditional style paneled garage doors

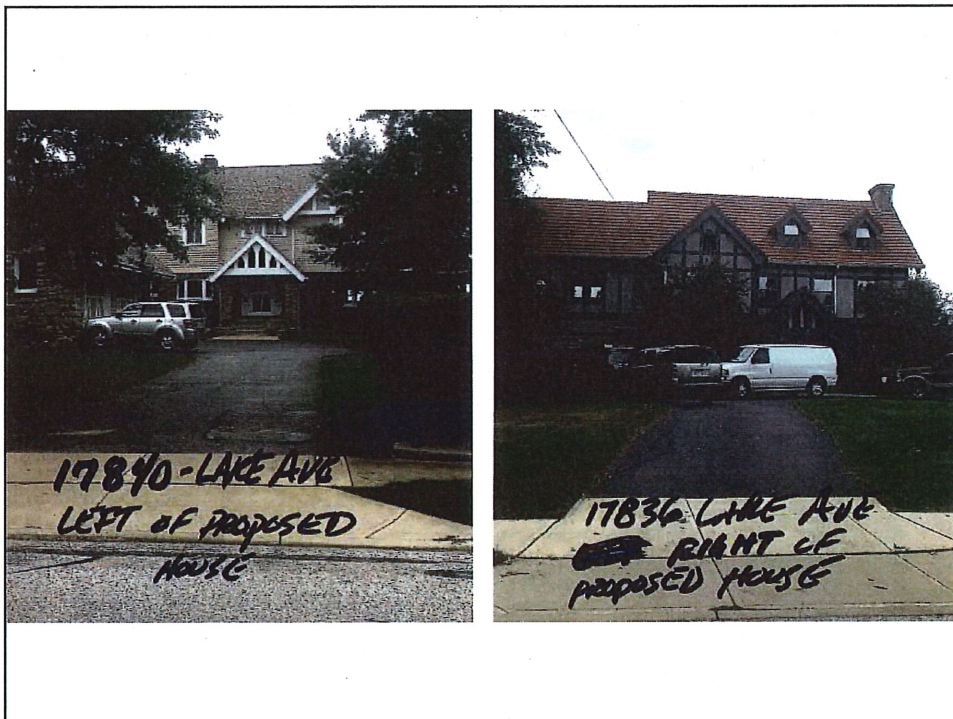
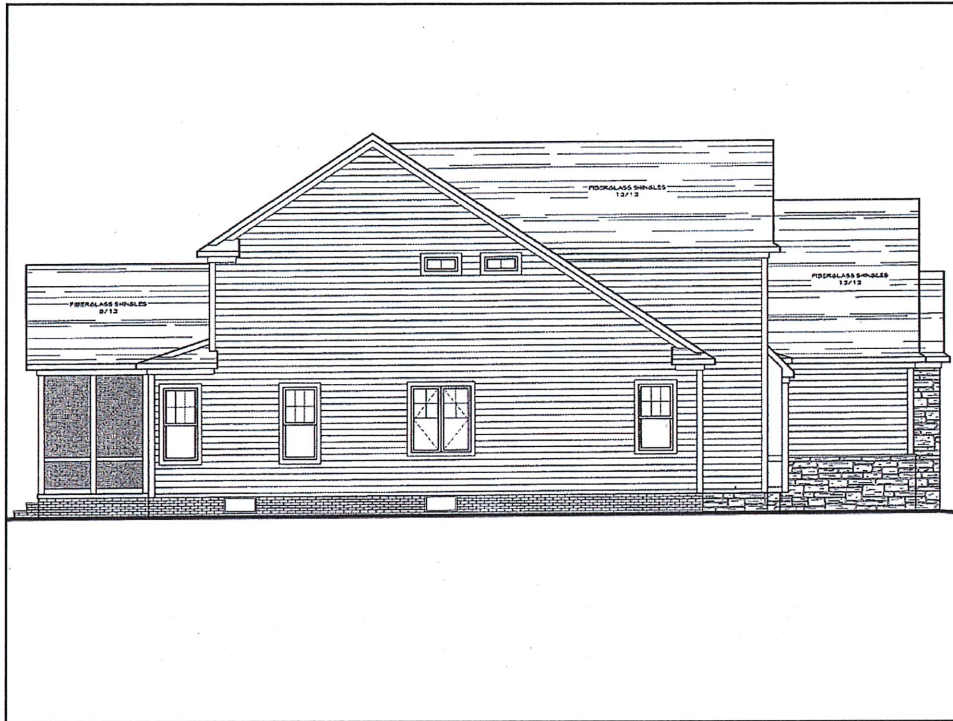
Exterior Materials

1. Roof - Charcoal grey dimensional shingle
2. Exterior walls - combination of:
 - a. grey color cement board siding
 - b. grey stone
2. Trim - white
3. Windows - white
4. Front door - brown stain
5. Garage door - stain to match front door



MCCABE RESIDENCE
T. PERRY CUSTOM HOMES - AUGUST 20, 2018





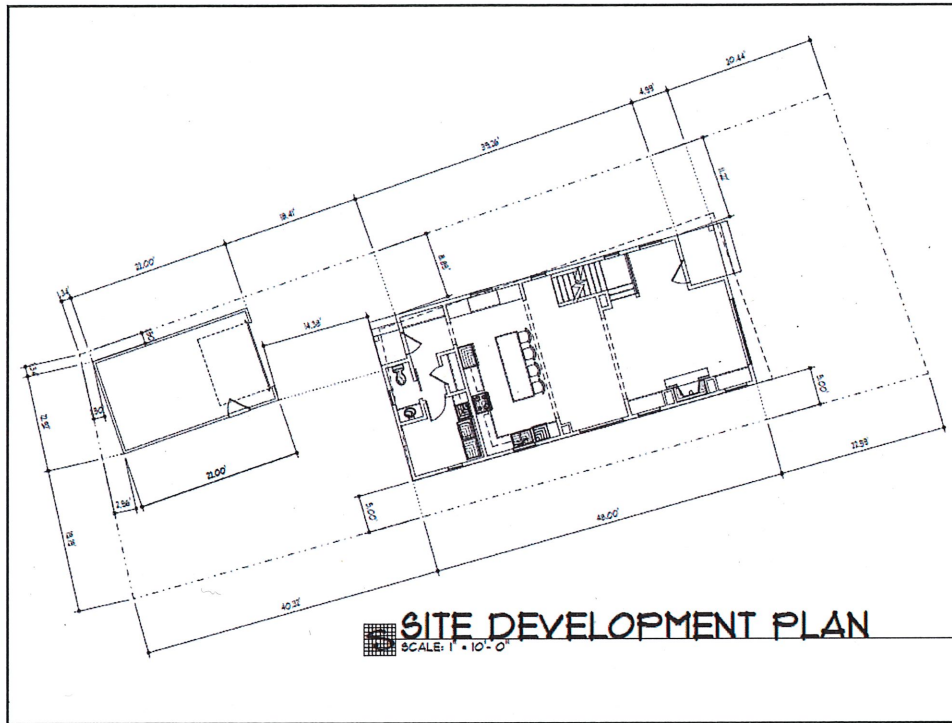


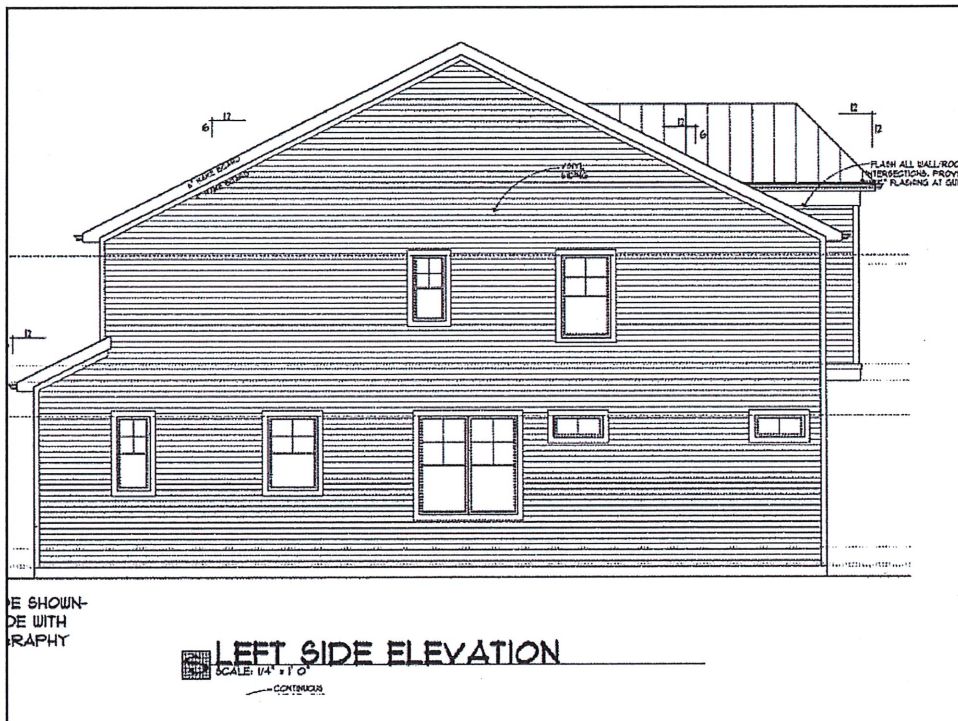


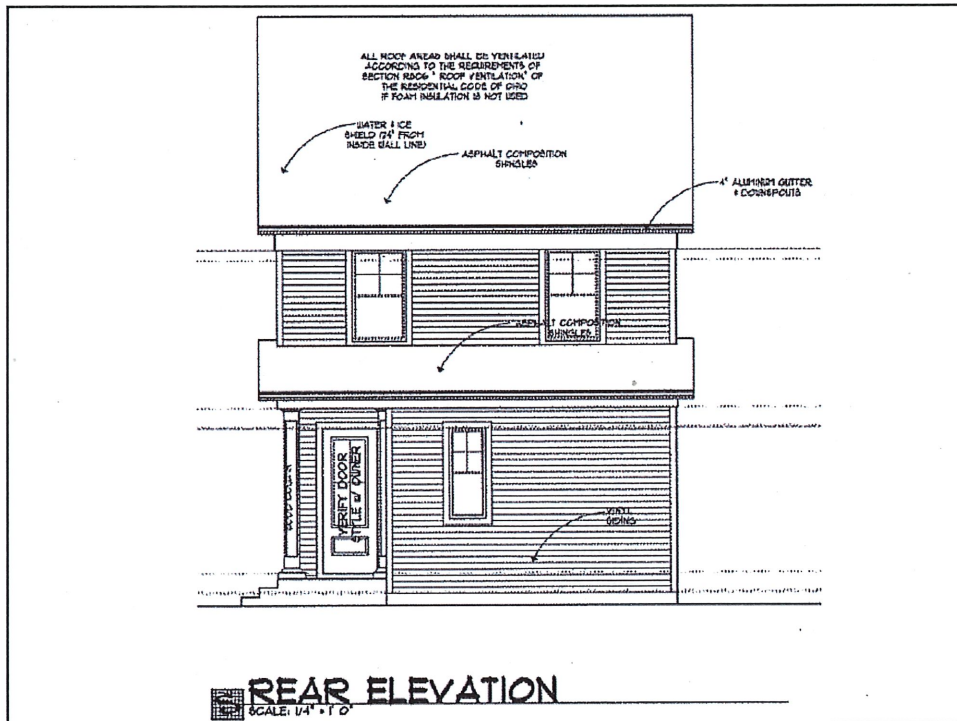


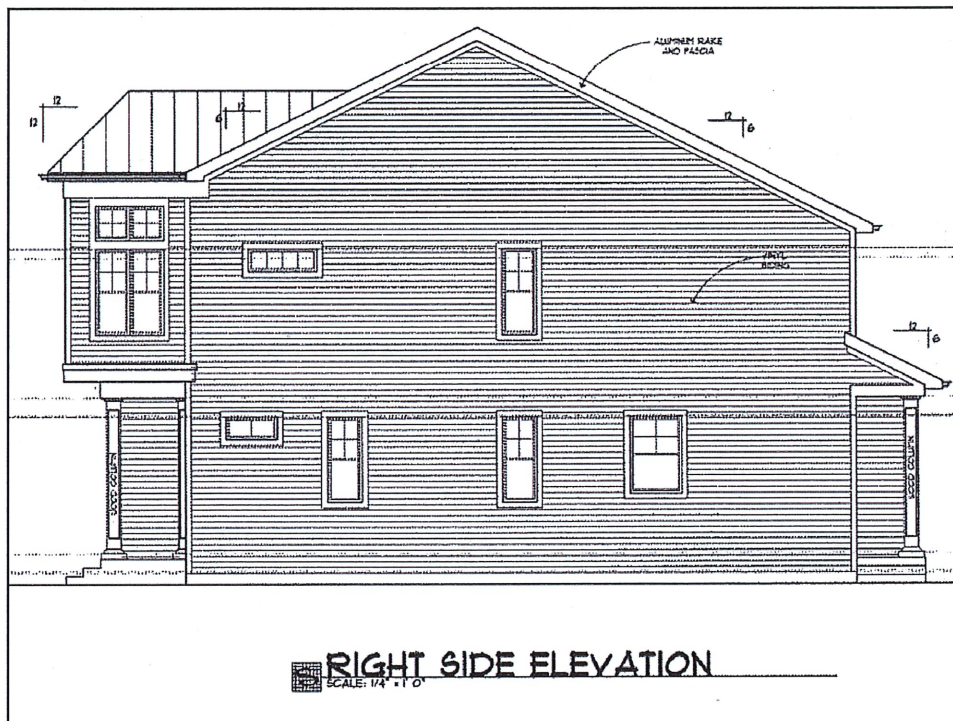


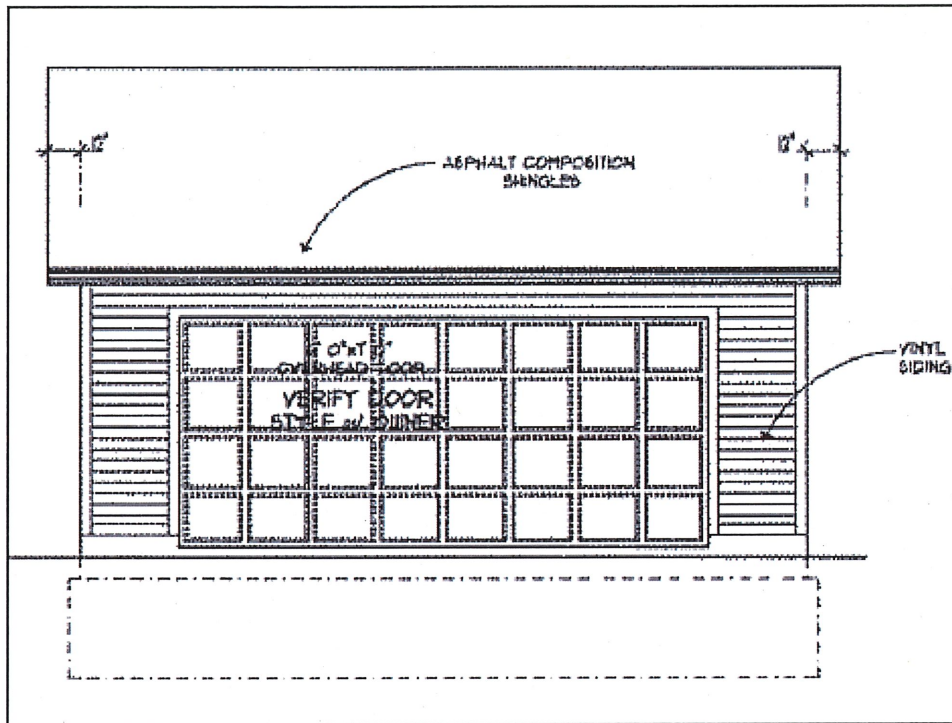
2248 Warren Road



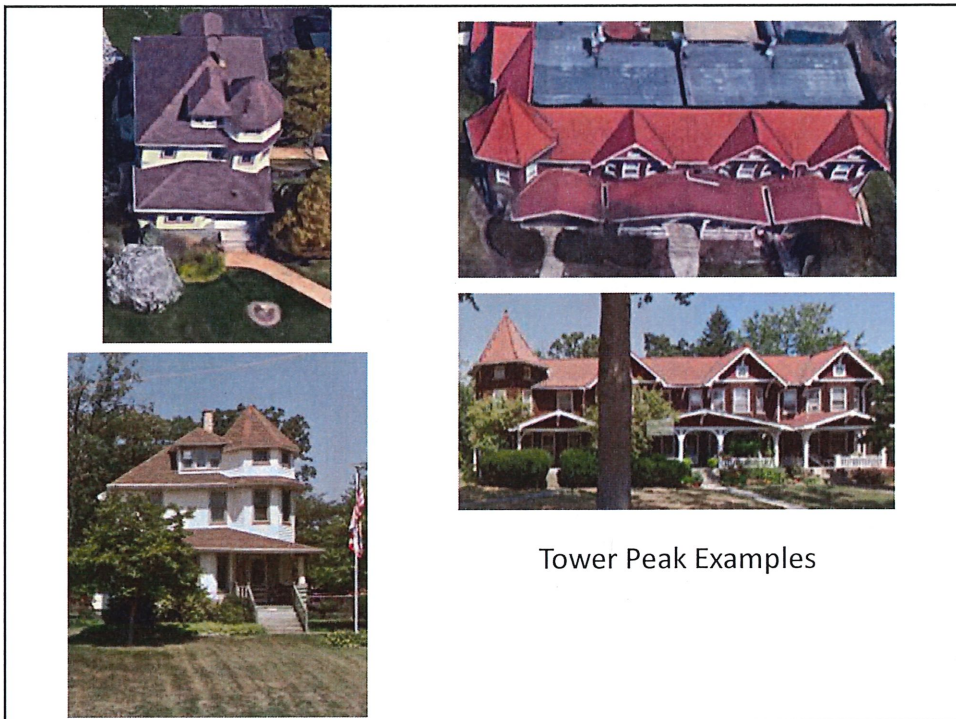
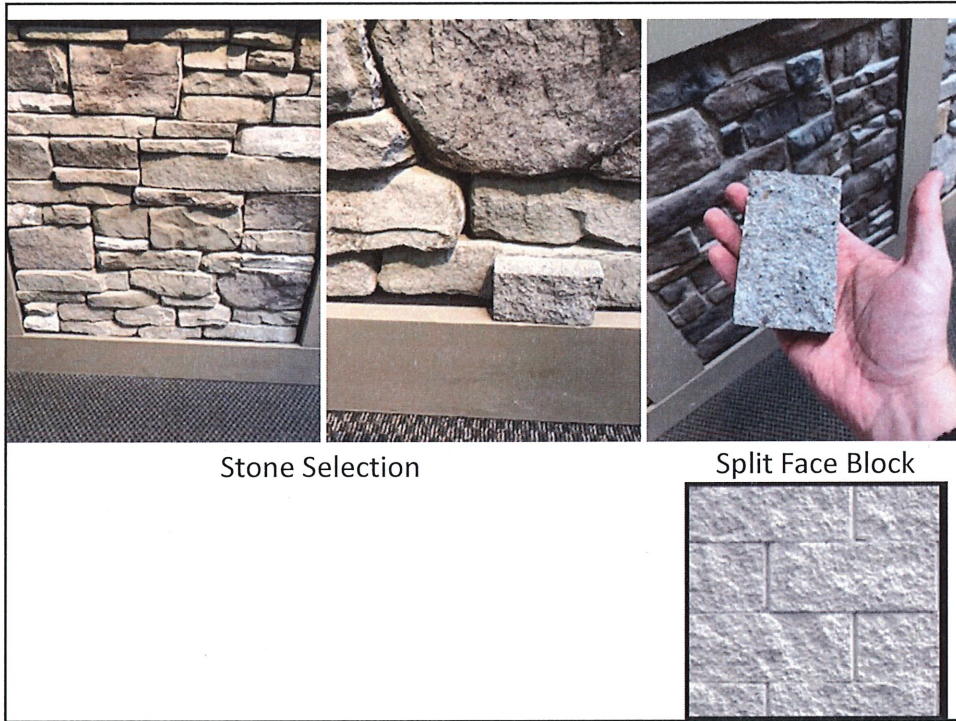


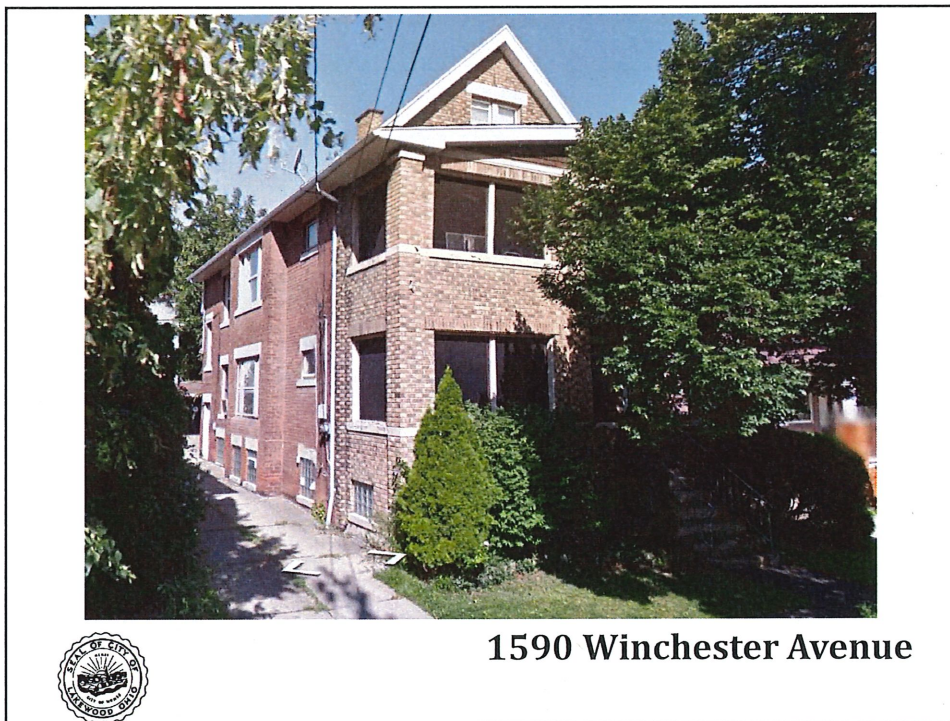
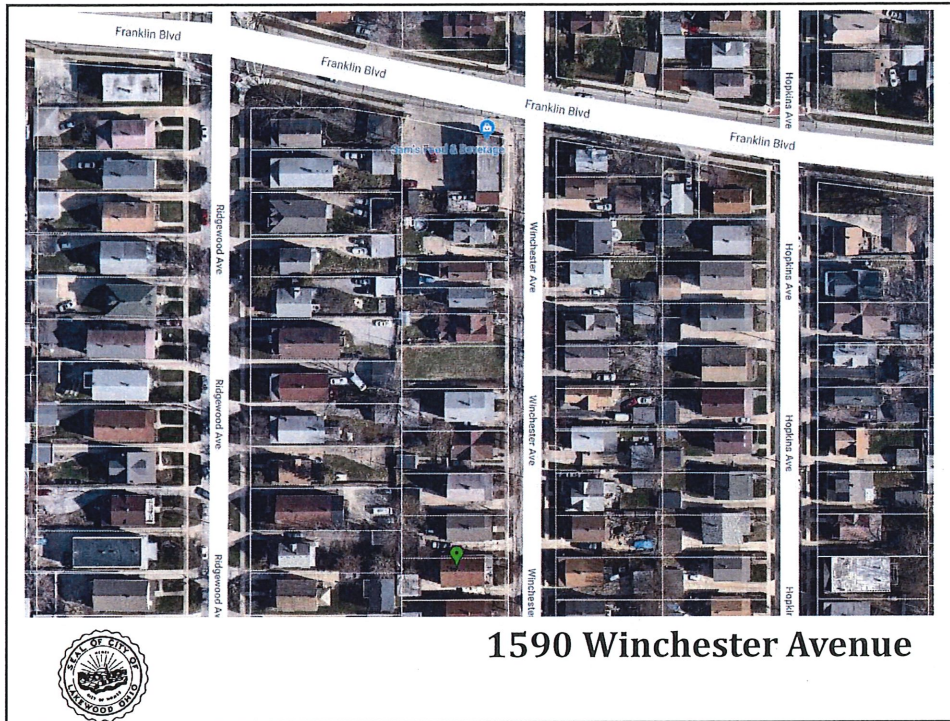


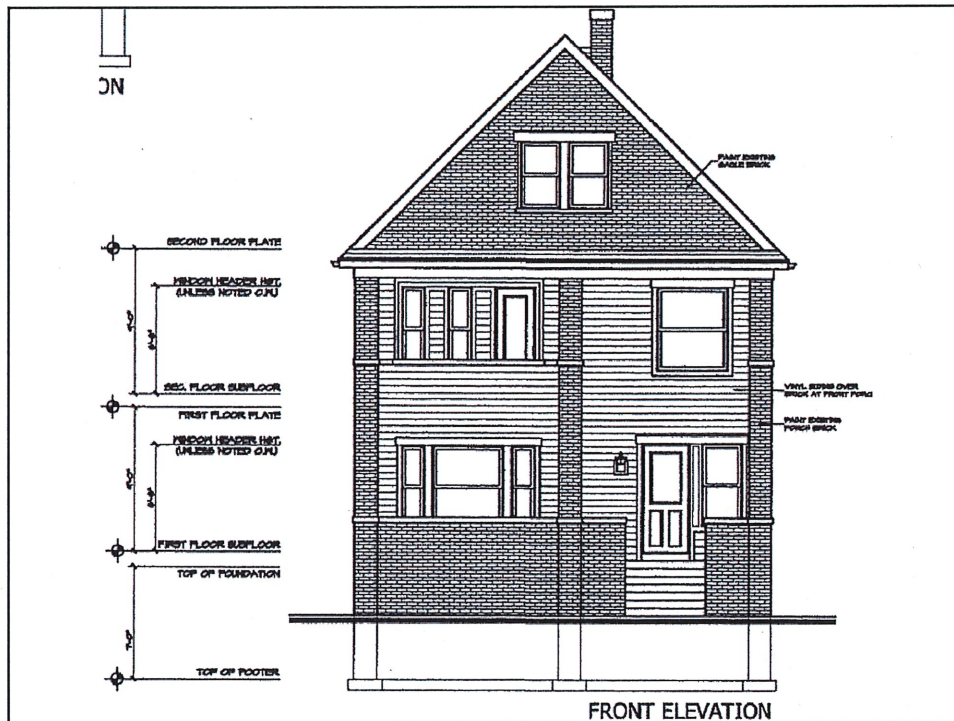


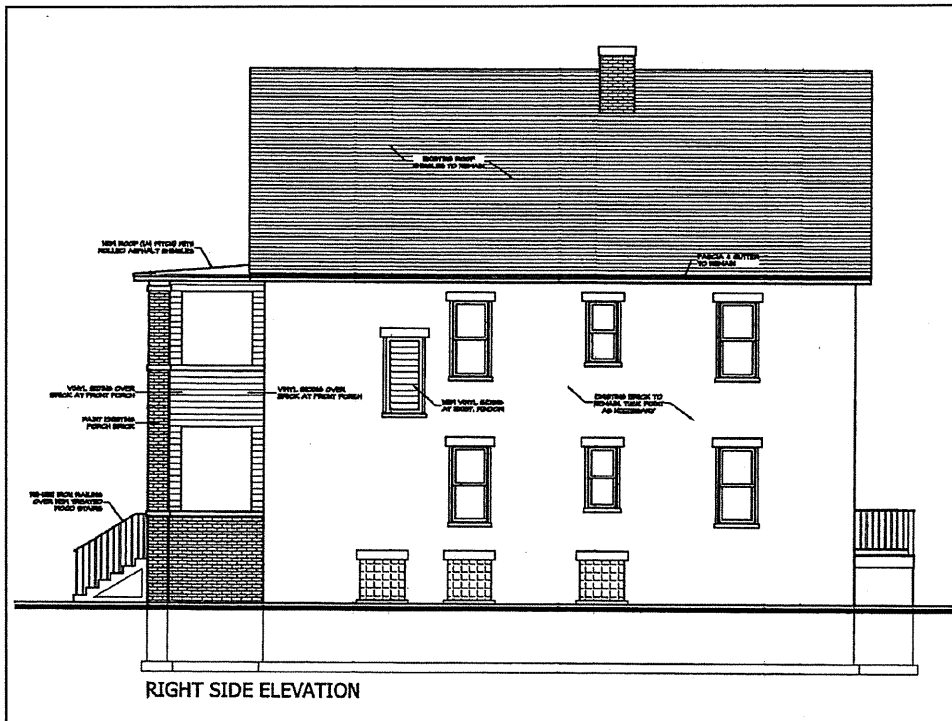
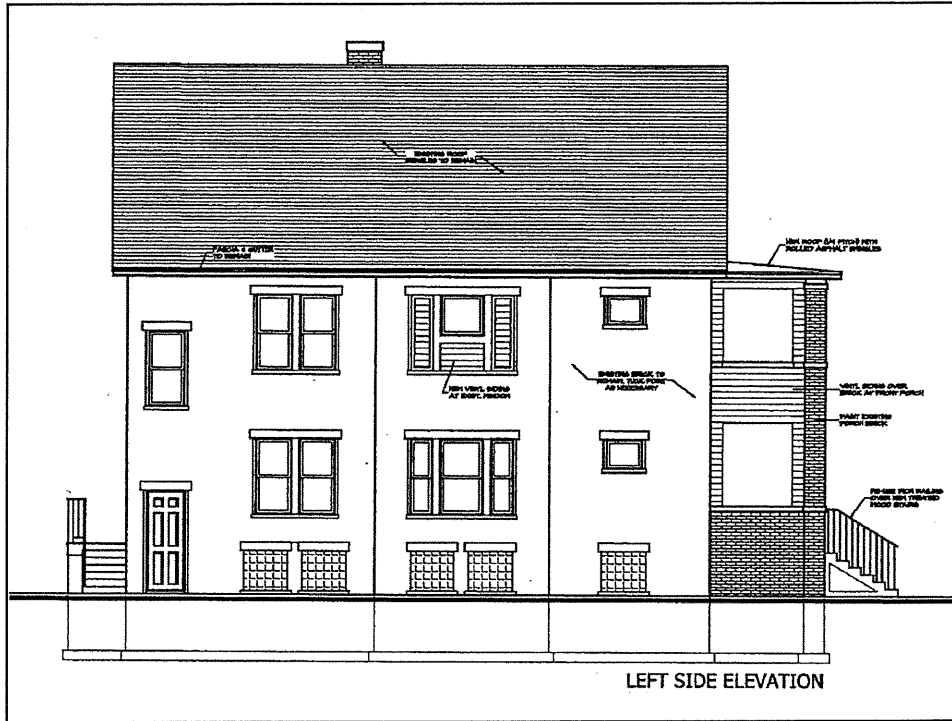


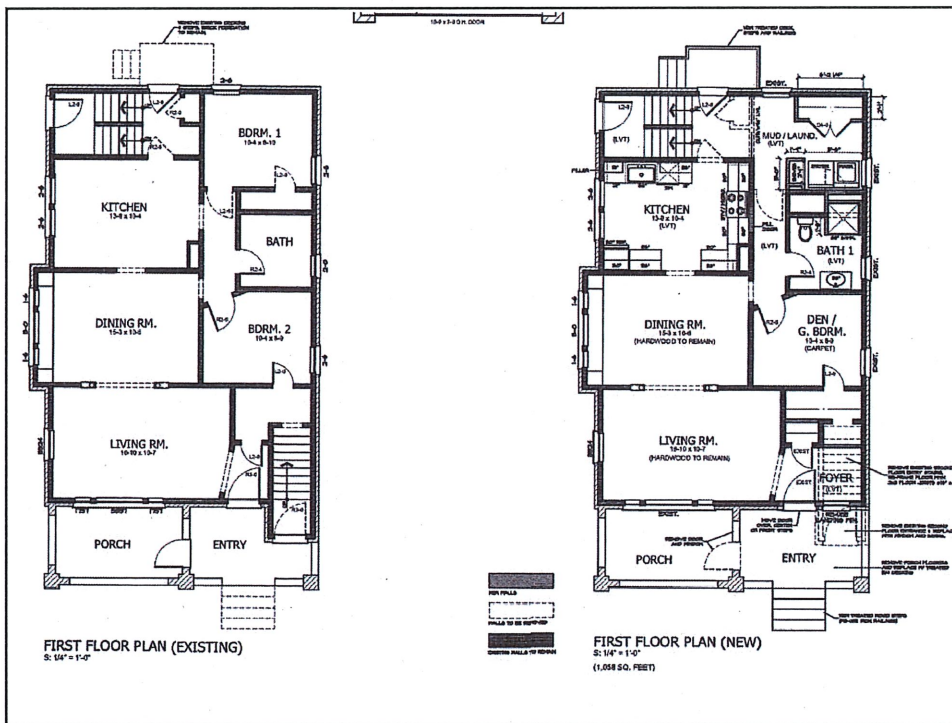
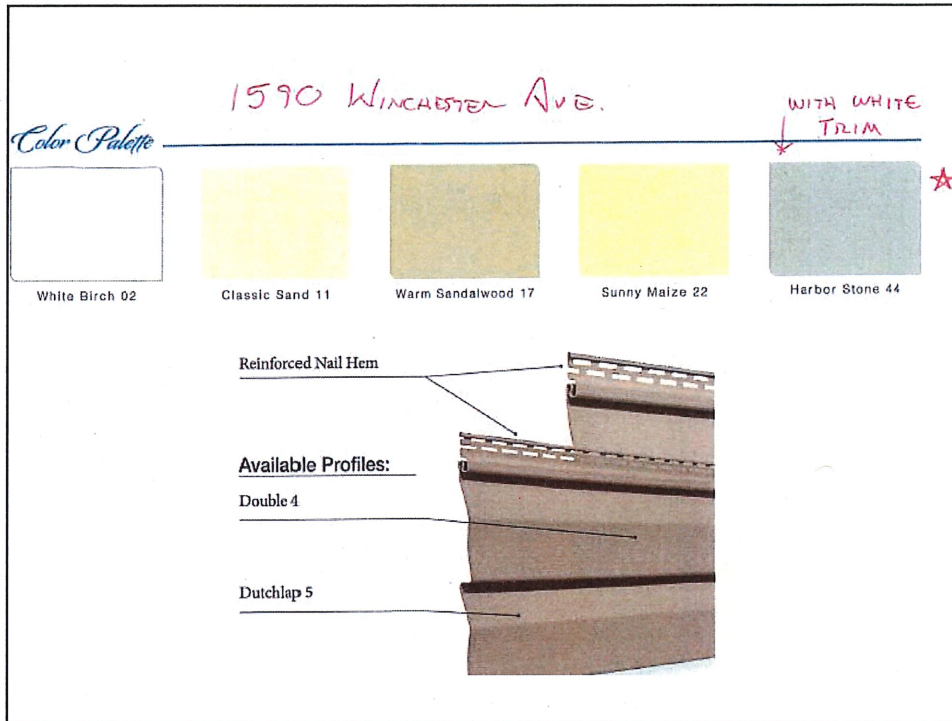
Example property: shake siding, standard siding, stone, metal standing-seam roof.

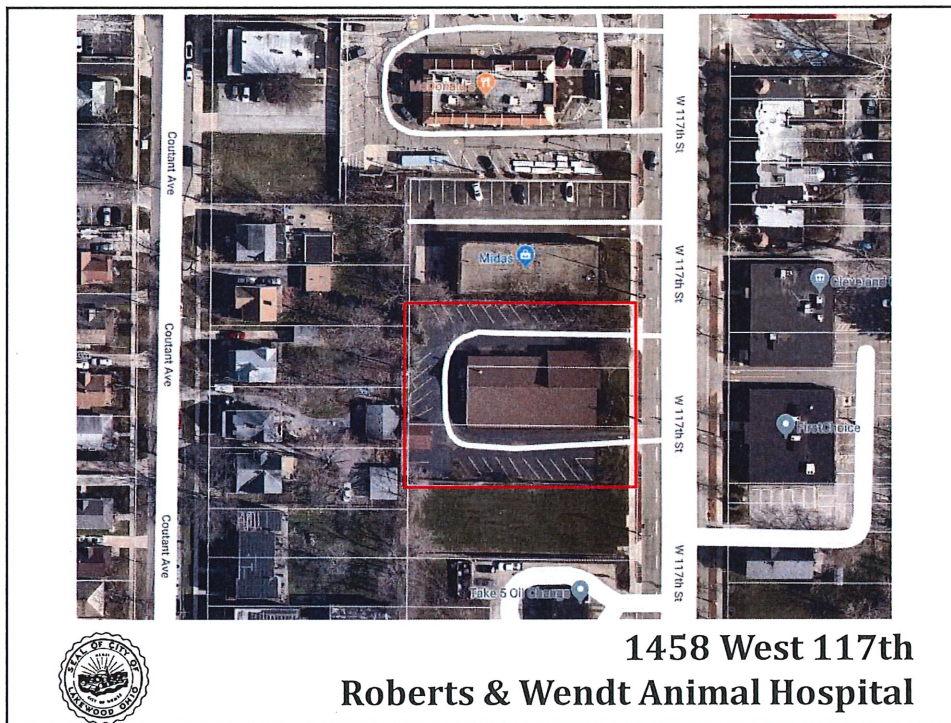
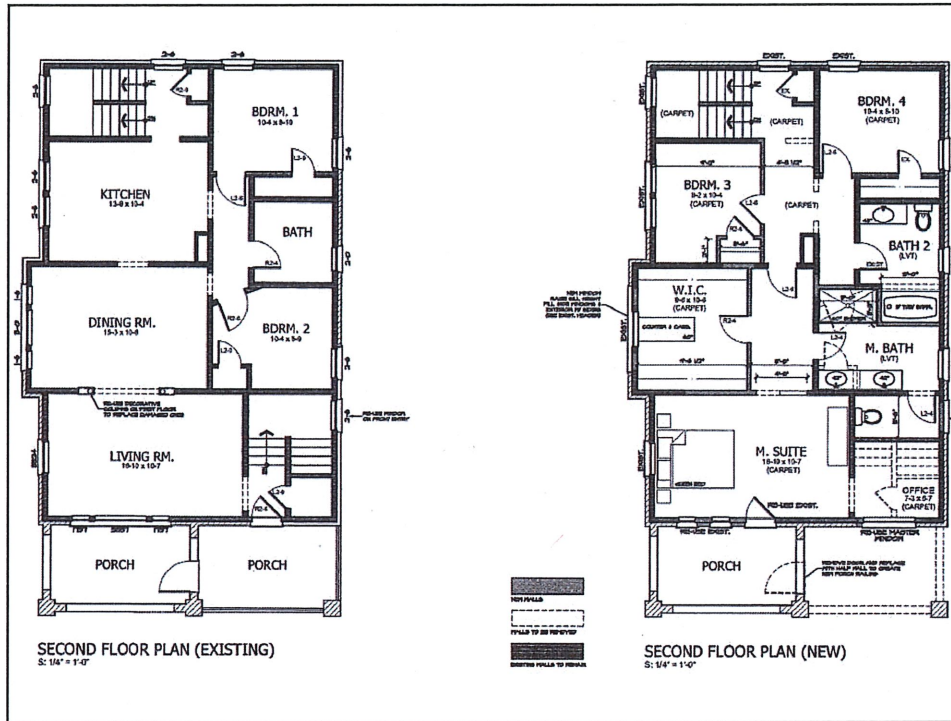












CLIENT NAME:

Roberts & Wendt
Animal Hospital

LOCATION:

1458 West 117th Street
Lakewood, OH 44107

Sign Type

Post and Panel - Ground Sign

Proposed Total Sign Area:

40 Square feet each side

Dimensions of Sign:

60" h x 96" w x 6mm d

Sign Description:

Ground Sign Post & Panel

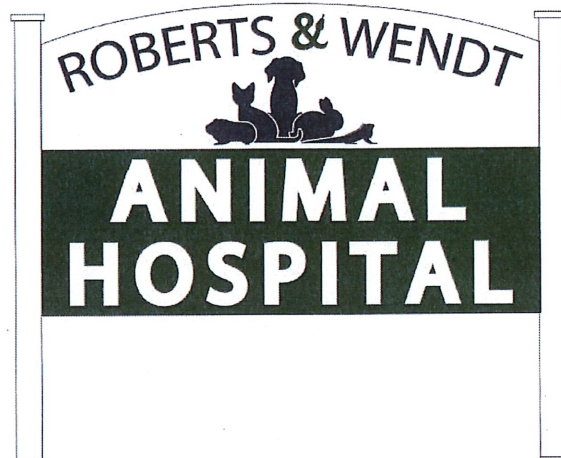
to include:

2 Vinyl Posts mounted over 4" x 4" x 5' wood footers

Single rail cross bar

6mm Aluminum Composite Material (ACM) with

printed vinyl & laminated - both sides.




Applicant has requested deferral until October meeting



1538 West 117th
F Gas & Mart




1538 West 117th
F Gas & Mart



EXISTING

72 in



44 in

1 POLE SIGN REFACING (D/S)
3/16" WHITE POLYCARBONATE FACES DIGITAL PRINT ON TRANSLUCENT VINYL LAMINATED POLES PAINTED WHITE

SF: 21.6 FRONTAGE: 78'





**17112 Detroit Avenue
Cleveland Vegan**







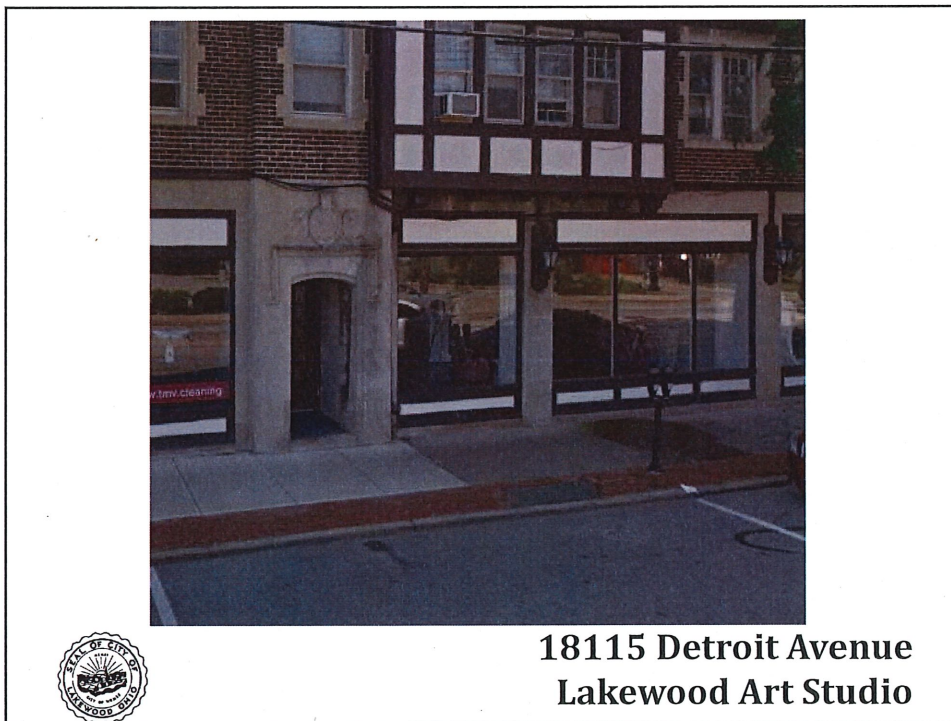
13380 Madison Avenue
Rising Star Coffee Roasters



13380 Madison Avenue
Rising Star Coffee Roasters



- Sign band is 13 ft wide by 4 ft high. We will fit the logo within that space.
- Dimension of the text will be 10' 4" in wide by 3 ft high.
- The logo will be hand painted directly over the existing white paint.
- No illumination.



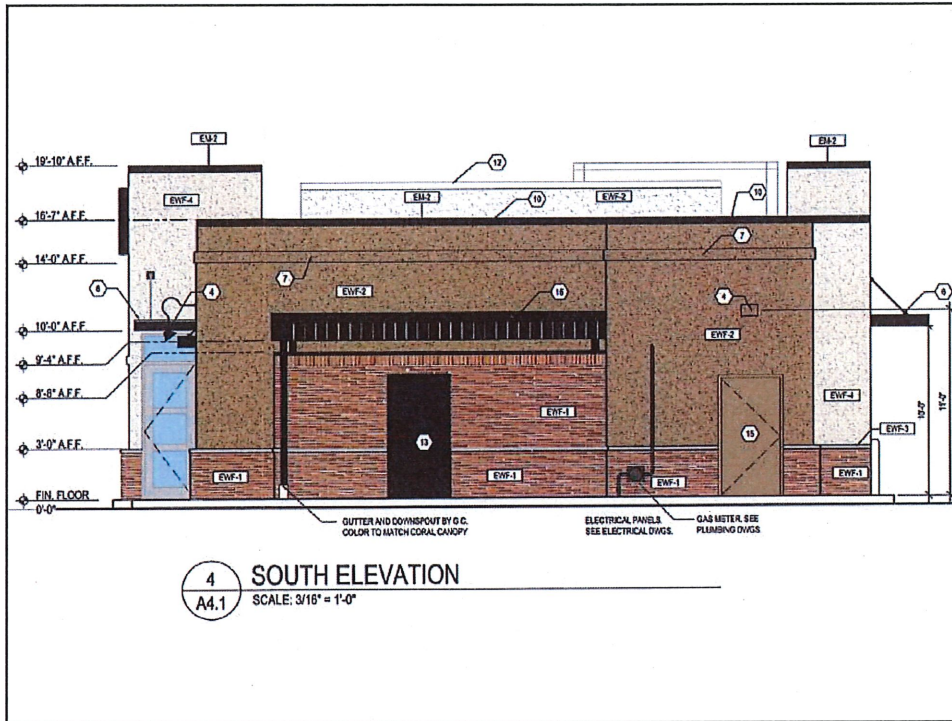


logo 50" w x 30" h



Window Vinyl

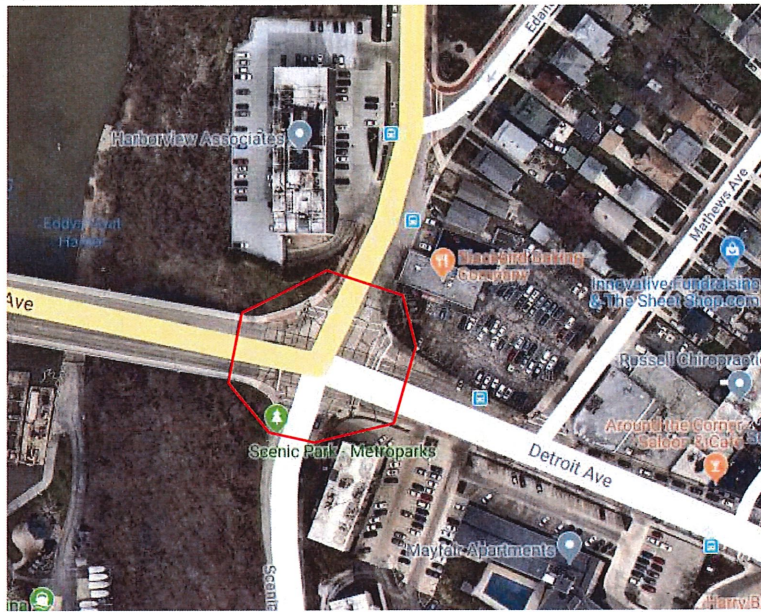








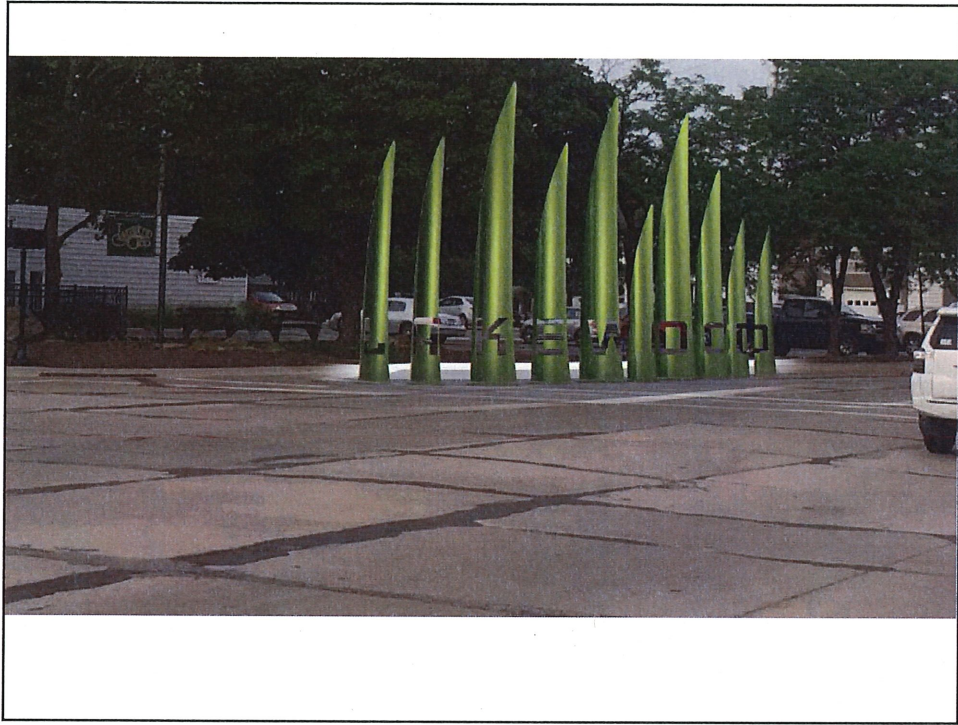


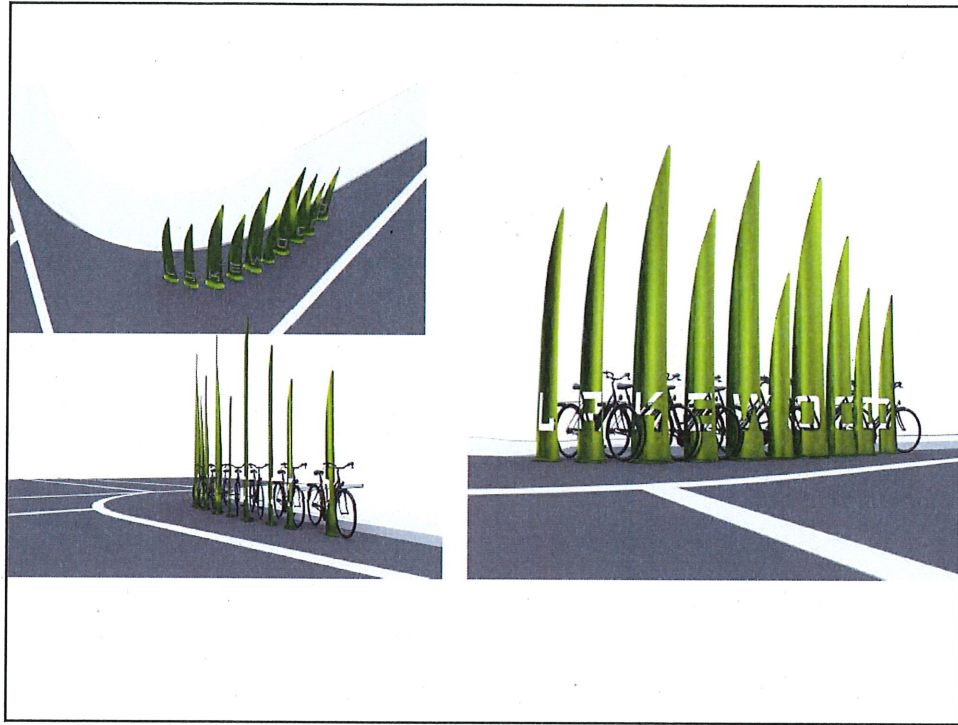


Communication:
Detroit / Sloane Intersection



Communication:
Detroit / Sloane Intersection





The Details

- 8-12 steel blades of grass 6' - 12' high mounted to steel plates bolted into existing roadbed (number of blades dependent upon final sizes and price of steel at time of project initiation)
- Blades painted in bright yet organic tones
- Laser cut "LAKEWOOD" across a baseline acts as gateway signage
- Laser cut letters allow for bicycle parking and locking
- Ground plane of all 3 corners to be painted in hatched grass pattern (colors to match and complement the sculptures) as shown
- Individual blades of grass provide a substantial visual mass while preserving sightlines for motorists and pedestrians from all directions

Next Steps

- Finalize designs based on today's feedback
- Present to ABR on 9/13
 - Renderings
 - Detailed drawings with dimensions
 - Site plan
 - Paint colors (if applicable)
- Upon approval, source materials and begin fabrication